

NOTICE OF PUBLIC HEARING

The Montevallo Planning Commission will meet at 6 pm on Thursday, February 15, 2024, to review the amendment to the described below. The meeting will be at City Hall at 541 Main Street in Montevallo, Alabama, for the purpose of taking action on the following item:

Case No. MZAM24-001 R-2, Single Family Residential District

The Amendment of Article 11, Section 11.02. Use Regulations to modify the allowance of duplexes outside of the Urban Core

The proposed amendment is as follows (~~strikeout~~ text = deleted; underline text = added):

ARTICLE 11. R-2, SINGLE FAMILY DWELLING DISTRICT

Section 11.01. Generally.

The regulations set forth in this Article or set forth elsewhere in this Ordinance, when referred to in this Article, are the regulations in the R-2, Single Family Dwelling District. This district is intended to provide a zoning classification for medium low-density development of single-family homes and duplexes.

Section 11.02. Use regulations.

Permitted uses.

Within the R-2, Single Family Dwelling District, only the following uses and structures designed for such uses shall be permitted:

1. Any use permitted in the R-1, Single Family District.
2. Duplex, within the Urban Core Overlay District.
3. Garage Apartment, within the Urban Core Overlay District.

Conditional uses.

Within the R-2, Single Family Dwelling District, the following uses may be allowed as conditional uses:

1. Church or other place of worship provided, that any building shall be located not less than fifty (50) feet from any side lot line.
2. Public school, elementary or high, or a parochial or private school having a curriculum including the same courses as ordinarily given in a public school, but not providing residential accommodations for students; provided, that any such building shall be located not less than fifty (50) feet from any side lot line.
3. Parks.
4. Group Care Home.
5. Bed & Breakfast Inn.
6. Public Facility.
7. Public Utility Facility.
8. Duplex, outside of the Urban Core Overlay District.
9. Garage Apartment, outside of the Urban Core Overlay District.

Section 11.03. Area and Dimensional Regulations.

Except as provided in Articles 7, 20, and 26, the area and dimensional regulations set forth in the following table shall be observed.

Maximum Height of Structures		Minimum Yards				Minimum Lot Area	Minimum Lot Width
Stories	Feet	Front	Rear	One Side	Total Both Sides		
2½	35	30 Feet	30 Feet	8 Feet	18 Feet	10,000 sq. ft. for single family dwellings 12,000 sq. ft. for two family dwellings	70 feet for single family dwellings 50 feet for two family dwellings